









# welcome to

# **Nene Parade, March**

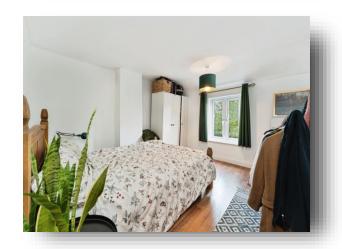
\*\* GUIDE PRICE: £200,000 - £220,000 \*\* Stunning Two Bedroom End Terraced Cottage - Located Along the River Nene with River Garden and Riparian Rights - Lounge plus Separate Dining Room - Kitchen - Ground Floor Bathroom Enclosed Rear Garden \*\* Short River Walk from the Town Centre \*\* MUST VIEW \*\*













### Lounge

12' 6" x 11' 5" ( 3.81m x 3.48m )

Window to front. Radiator. Feature fire with open chimney behind. Laminate flooring.

### **Dining Room**

9' 3" x 7' 7" ( 2.82m x 2.31m )

Window to rear. Radiator. Stairs leading off. Laminate flooring.

#### Kitchen

9' 5" x 5' 9" ( 2.87m x 1.75m )

Door to side. Window to side. Ceramic single bowl sink with mixer taps. Range of wall and base units with wooden worktops. Electric hob and chest high electric oven. Tiled floor. Tiled walls. Spotlights. Under counter appliances.

## **Bathroom ( Ground Floor )**

Window to side. Pedestal wash hand basin with mixer taps. Low level wc. Radiator. Panelled bath with mixer taps. Tiled walls. Tiled floor. Extractor fan. Loft access. Storage cupboard housing boiler.

## **Stairs To First Floor Landing**

#### **Bedroom One**

12' 5" x 11' 6" ( 3.78m x 3.51m ) Window to front. Laminate floor.

### **Bedroom Two**

9' 2" x 7' 9" ( 2.79m x 2.36m ) Window to rear. Radiator. Laminate floor.

#### **Outside**

Front garden has a pedestrian walkway with access to the riverside garden, boasting riparian rights. Steps leading down.

Gated side access to

Rear garden. Mainly laid to grass with outside tap. Raised planters. Shrubs and bushes bordering. Timber shed. Outside lights





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# Nene Parade, March

- **End Terrace Cottage**
- Two Bedrooms
- River Walk from Town Centre
- River Garden with Riparian Rights
- Lounge plus Separate Dining Room

Tenure: Freehold EPC Rating: D Council Tax Band: A

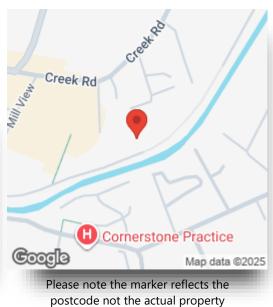
guide price

£200,000 - £220,000









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Property Ref: MCH114101 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



01354 654545



march@williamhbrown.co.uk



34 High Street, MARCH, Cambridgeshire, PE15



williamhbrown.co.uk

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